

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 28, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

DIR-34177 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER:
CITY OF LAS VEGAS - Progress report by the Planning & Development Department regarding various projects discussed at the March 23rd 2009 Joint City Council and Planning Commission workshop.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Conditions (Not Applicable) and Staff Report
2. Title 19 Survey Report
3. Form-Based Code District Standard Examples

Minutes:

No motion required. Report given.

CHAIR TROWBRIDGE declared the Public Hearing open.

FLINN FAGG, Planning and Development, introduced COURTNEY MOONEY, Urban Design Coordinator and Historic Preservation Officer, who gave a PowerPoint presentation on the progress of the Form-based Code.

MS. MOONEY indicated this concept was developed in the 1980s. It basically one document that would include all the zoning subdivision regulations, urban designs and basic architectural standards. These standards would focus on regulating urban forms rather than distinct land uses. The emphasis is the relationship of individual buildings to each other, as well as groups of buildings and their relationship to the street and public open spaces. It focuses on the design of circulation and public space networks as well as neighborhood connectivity. It facilitates pedestrian-friendly mixed-use developments and developments based on street classification. The Form-based code includes sustainability measures.

PLANNING COMMISSION MEETING OF: MAY 28, 2009

The City of Las Vegas has been looking at the Smart Code documents and looking at ways to incorporate to meet the specific needs of the City. Some of the zoning categories will be streamlined and introduce the walkability and sustainability concept into the community development and streetscape standards. The document will be formatted to be easily accessed by the internet.

Staff looked at other cities that have implemented the Form-based code and legal issues that have arisen from implementing a Form-based code. Research was done with books and other publications how to implement in the City. All existing conditions have been compiled, such as the current planned and code documents within the City and regionally.

The Title 19 audit was completed looking for any impediments to implementing the City of Las Vegas sustainability initiative. Additionally, a Title 19 survey was completed, which was sent to City staff and the public for response. Staff worked with Regional Transportation Commission to look at places where transit-oriented projects could be implemented.

MS. MOONEY outlined the Title 19 survey which focused on usability of the code, its clarity and specific points of concerns and opportunities for improvements. The survey suggested that the zoning code needs to be made accessible to the public and suggested consistency within the document, as well as other City documents, such as plans and codes. It suggested more well-defined terminology and showed a preference for a use of the form-based formatting with more graphics and figures to illustrate the standards. It suggested the streamline the list of permissible uses, update the application and procedure section, expand the definitions and reformat for internet accessibility.

The Planning Department is looking at the Smart Code model which suggests a unified development code. This would mean merging the Title 18 subdivision standards and the Title 19 zoning Code. This would reduce the conflict between codes, and provide staff and the public with one single reference document. All the zoning categories descriptions and standards will be in one location and it would allow the sustainability standards to be placed throughout the document and it will revise the streetscape standards for subdivision development.

She presented an example of a layout for a residential zoning category. The idea is to have a simple two to four graphic page layout that will be printed on both sides with all necessary information the applicant would need to develop his property. Additionally, hyperlinks have been included throughout the document.

MS. MOONEY stated that staff partnered with organizations, such as the Green Counsel, an organization formed by the City of Las Vegas comprised of developers, architects, and the Southern Nevada Homebuilders Association. They have been reviewing ideas for incorporating sustainability within the document and providing with recommendations.

The next step is completion of the internal and external review of the draft code by the third quarter of 2009. By the fourth quarter of 2009, neighborhood and public meetings to have been

PLANNING COMMISSION MEETING OF: MAY 28, 2009

held and provide a progress report to the Planning Commission. In the first quarter of 2010, a public hearing will be held before the Planning Commission.

MARGO WHEELER, Director of Planning and Development, indicated that staff will be asking input from the Planning Commission.

COMMISSIONER EVANS thanked staff for their hard work, and asked if the Form-based code is being universally adopted and how to create a dialogue between other entities to ensure that similar terminologies are used. MR. FAGG replied that Form-based codes are being adopted nationally to make it easier for planners, engineers and architects to actually interpret and understand zoning regulations. There are always issues between the jurisdictions in terms of similarity of code requirements. There are differences between the community in some of the goals and objectives of those communities, resulting in differences in zoning requirements. But wherever possible, similar standards are looked at, such as the mixed-use parking requirements, which are based on the model that Clark County has adopted.

COMMISSIONER EVANS stated that acronyms change from municipality to municipality, and he hopes they can be universal.

CHAIR TROWBRIDGE declared the Public Hearing closed.

